

SALE/LEASE

Former QSR – Lansing (Delhi Twp.)

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



2727 Eaton Rapids Rd.
Lansing, MI
(Delhi Township)

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

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PROPERTY OVERVIEW

Former Wendy's location available at the hard corner of Eaton Rapids Rd and Bishop Rd, just south of I-96 off-ramp.

OFFERING SUMMARY

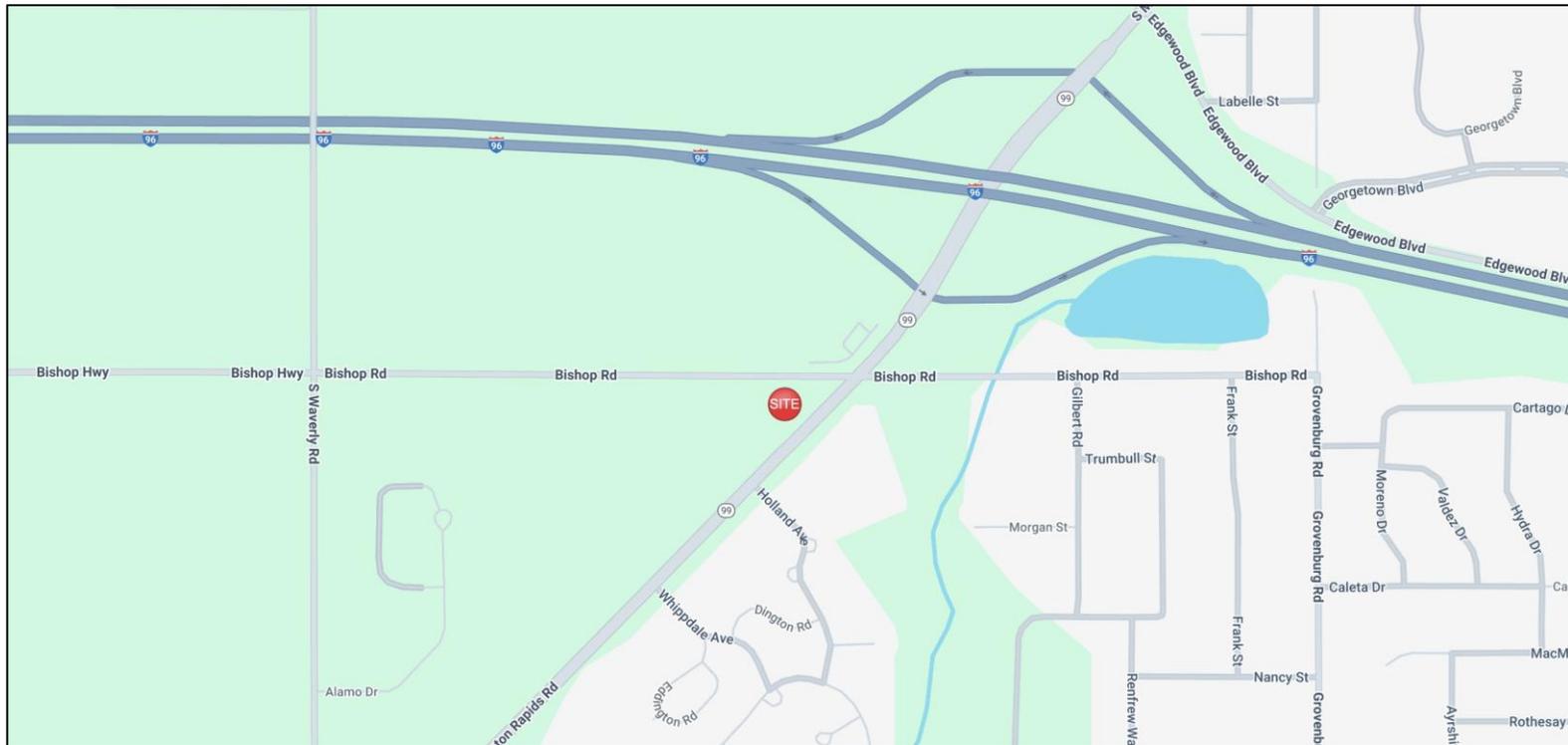
Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	3,550 SF
Lot Size:	1.55 Acres
Zoning:	C-3
Year Built:	2002

DEMOGRAPHICS

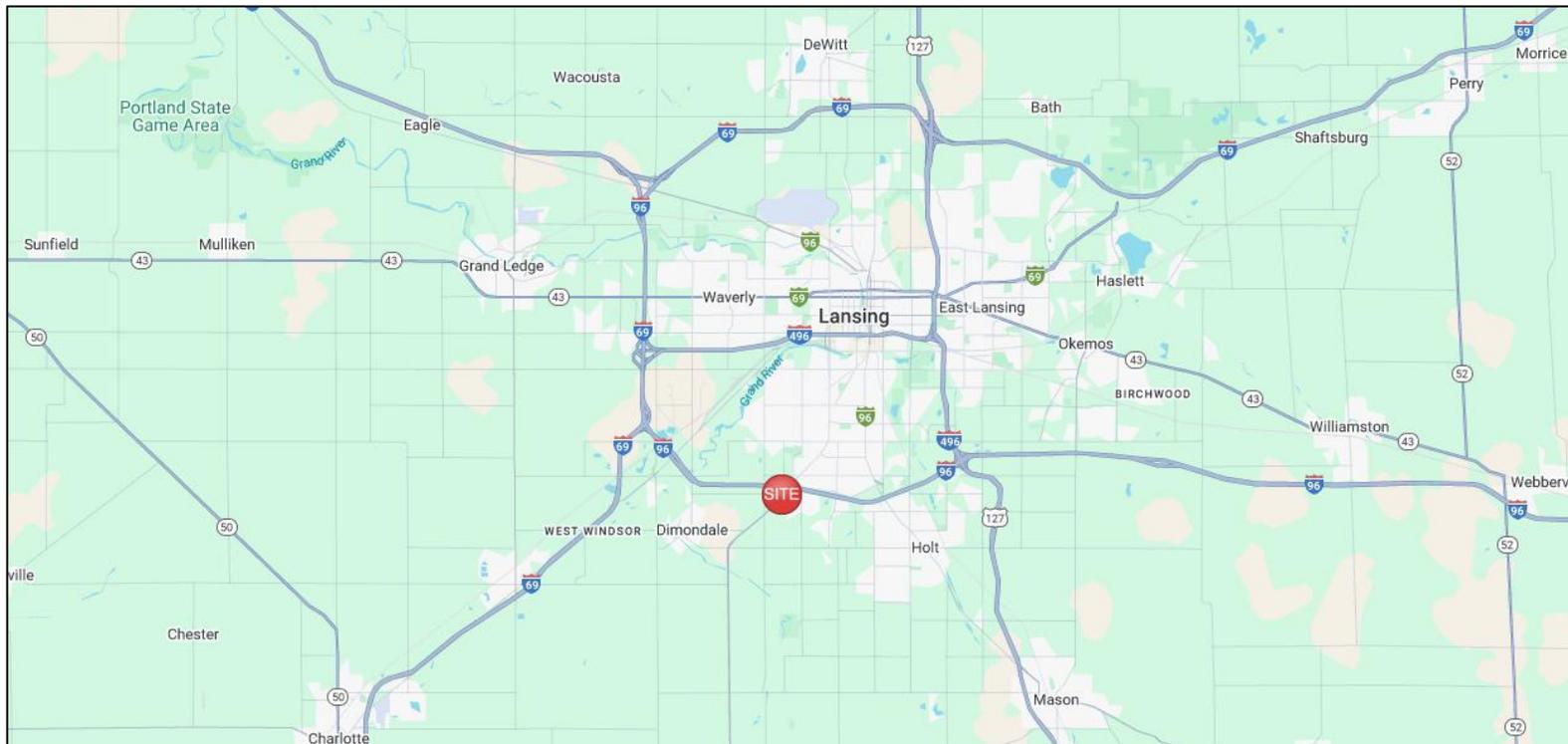
- **Population:** 109,939 people
- **Households:** 47,561 homes
- **Avg. HH Income:** \$80,702 USD
- **Traffic Counts:** 12,196 VPD



LOCAL



REGIONAL



2727 Eaton Rapids Rd Lansing, MI 48911	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,240	47,777	109,939
2030 Projected Population	5,181	46,499	107,717
2020 Census Population	4,986	47,058	108,225
2010 Census Population	4,705	47,214	108,151
Projected Annual Growth 2025 to 2030	-0.2%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.8%	-	0.1%
Households			
2025 Estimated Households	1,926	19,456	47,561
2030 Projected Households	1,960	19,481	48,152
2020 Census Households	1,863	19,269	46,766
2010 Census Households	1,710	18,833	45,525
Projected Annual Growth 2025 to 2030	0.3%	-	0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.2%	0.3%
Age			
2025 Est. Population Under 10 Years	13.5%	12.5%	11.7%
2025 Est. Population 10 to 19 Years	14.3%	13.7%	12.6%
2025 Est. Population 20 to 29 Years	15.6%	14.8%	15.8%
2025 Est. Population 30 to 44 Years	20.2%	20.6%	21.1%
2025 Est. Population 45 to 59 Years	18.4%	17.3%	17.0%
2025 Est. Population 60 to 74 Years	13.7%	15.1%	15.6%
2025 Est. Population 75 Years or Over	4.3%	5.9%	6.1%
2025 Est. Median Age	33.8	35.7	36.3
Marital Status & Gender			
2025 Est. Male Population	47.4%	48.2%	48.5%
2025 Est. Female Population	52.6%	51.8%	51.5%
2025 Est. Never Married	37.5%	39.2%	40.0%
2025 Est. Now Married	45.4%	39.6%	40.4%
2025 Est. Separated or Divorced	12.8%	15.8%	15.1%
2025 Est. Widowed	4.4%	5.4%	4.5%
Income			
2025 Est. HH Income \$200,000 or More	6.6%	5.3%	6.0%
2025 Est. HH Income \$150,000 to \$199,999	6.2%	5.2%	5.9%
2025 Est. HH Income \$100,000 to \$149,999	19.5%	15.1%	15.8%
2025 Est. HH Income \$75,000 to \$99,999	13.6%	12.9%	14.0%
2025 Est. HH Income \$50,000 to \$74,999	16.4%	19.6%	18.5%
2025 Est. HH Income \$35,000 to \$49,999	14.6%	13.5%	13.2%
2025 Est. HH Income \$25,000 to \$34,999	8.3%	8.7%	8.7%
2025 Est. HH Income \$15,000 to \$24,999	6.8%	8.6%	7.5%
2025 Est. HH Income Under \$15,000	8.0%	11.2%	10.4%
2025 Est. Average Household Income	\$91,189	\$77,350	\$80,702
2025 Est. Median Household Income	\$72,033	\$62,302	\$65,904
2025 Est. Per Capita Income	\$33,595	\$31,609	\$35,008
2025 Est. Total Businesses	95	936	3,079
2025 Est. Total Employees	612	10,449	38,284

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Race				
2025 Est. White		61.1%	57.4%	63.8%
2025 Est. Black		19.7%	23.1%	18.5%
2025 Est. Asian or Pacific Islander		7.1%	7.6%	6.4%
2025 Est. American Indian or Alaska Native		0.3%	0.4%	0.4%
2025 Est. Other Races		11.8%	11.4%	10.9%
Hispanic				
2025 Est. Hispanic Population		546	5,180	11,152
2025 Est. Hispanic Population		10.4%	10.8%	10.1%
2030 Proj. Hispanic Population		10.7%	10.9%	10.4%
2020 Hispanic Population		11.9%	12.8%	11.0%
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)		3,387	31,726	74,659
2025 Est. Elementary (Grade Level 0 to 8)		3.3%	4.2%	2.8%
2025 Est. Some High School (Grade Level 9 to 11)		4.1%	5.5%	5.4%
2025 Est. High School Graduate		22.9%	28.4%	24.5%
2025 Est. Some College		26.1%	24.2%	24.1%
2025 Est. Associate Degree Only		13.5%	10.9%	10.2%
2025 Est. Bachelor Degree Only		20.5%	17.9%	20.1%
2025 Est. Graduate Degree		9.6%	9.0%	12.9%
Housing				
2025 Est. Total Housing Units		2,042	20,715	50,822
2025 Est. Owner-Occupied		57.5%	51.2%	53.8%
2025 Est. Renter-Occupied		36.9%	42.8%	39.8%
2025 Est. Vacant Housing		5.6%	6.1%	6.4%
Homes Built by Year				
2025 Homes Built 2010 or later		7.0%	5.1%	5.9%
2025 Homes Built 2000 to 2009		14.5%	9.5%	9.6%
2025 Homes Built 1990 to 1999		9.9%	7.1%	6.3%
2025 Homes Built 1980 to 1989		13.8%	9.1%	9.7%
2025 Homes Built 1970 to 1979		14.2%	18.1%	15.1%
2025 Homes Built 1960 to 1969		13.1%	18.6%	15.6%
2025 Homes Built 1950 to 1959		9.8%	12.6%	13.0%
2025 Homes Built Before 1949		12.0%	13.8%	18.3%
Home Values				
2025 Home Value \$1,000,000 or More		0.6%	0.8%	0.4%
2025 Home Value \$500,000 to \$999,999		5.5%	3.6%	2.5%
2025 Home Value \$400,000 to \$499,999		2.3%	2.8%	3.1%
2025 Home Value \$300,000 to \$399,999		8.6%	8.8%	8.5%
2025 Home Value \$200,000 to \$299,999		19.9%	18.4%	21.3%
2025 Home Value \$150,000 to \$199,999		19.8%	18.3%	19.4%
2025 Home Value \$100,000 to \$149,999		19.1%	25.9%	24.6%
2025 Home Value \$50,000 to \$99,999		17.6%	15.7%	13.8%
2025 Home Value \$25,000 to \$49,999		1.5%	1.5%	1.0%
2025 Home Value Under \$25,000		5.2%	4.3%	5.4%
2025 Median Home Value		\$171,001	\$165,713	\$171,215
2025 Median Rent		\$885	\$836	\$871

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	4,123	38,075	89,186
2025 Est. Civilian Employed	58.7%	59.8%	62.7%
2025 Est. Civilian Unemployed	9.8%	5.5%	5.2%
2025 Est. in Armed Forces	0.1%	-	-
2025 Est. not in Labor Force	31.4%	34.6%	32.0%
2025 Labor Force Males	46.4%	47.4%	47.8%
2025 Labor Force Females	53.6%	52.6%	52.2%
Occupation			
2025 Occupation: Population Age 16 Years or Over	2,419	22,779	55,891
2025 Mgmt, Business, & Financial Operations	17.1%	13.4%	14.6%
2025 Professional, Related	18.7%	22.8%	25.5%
2025 Service	15.2%	18.1%	16.3%
2025 Sales, Office	24.2%	22.0%	20.9%
2025 Farming, Fishing, Forestry	0.1%	0.2%	0.3%
2025 Construction, Extraction, Maintenance	5.2%	5.4%	5.7%
2025 Production, Transport, Material Moving	19.4%	18.0%	16.7%
2025 White Collar Workers	60.0%	58.2%	61.0%
2025 Blue Collar Workers	40.0%	41.8%	39.0%
Transportation to Work			
2025 Drive to Work Alone	71.0%	69.9%	70.9%
2025 Drive to Work in Carpool	11.4%	12.0%	10.9%
2025 Travel to Work by Public Transportation	2.0%	2.5%	2.0%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	4.3%	4.2%	4.5%
2025 Other Means	0.7%	0.6%	0.6%
2025 Work at Home	10.7%	10.7%	11.1%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	22.1%	29.8%	33.7%
2025 Travel to Work in 15 to 29 Minutes	58.5%	52.3%	48.2%
2025 Travel to Work in 30 to 59 Minutes	16.0%	12.8%	12.4%
2025 Travel to Work in 60 Minutes or More	3.3%	5.1%	5.8%
2025 Average Travel Time to Work	18.4	18.0	17.4
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$182.9 M	\$1.67 B	\$4.13 B
2025 Est. Apparel	\$3.49 M	\$31.76 M	\$78.21 M
2025 Est. Contributions, Tax and Retirement	\$43.65 M	\$390.92 M	\$1.02 B
2025 Est. Education	\$4.06 M	\$36.91 M	\$92.94 M
2025 Est. Entertainment	\$10.86 M	\$98.75 M	\$242.9 M
2025 Est. Food, Beverages, Tobacco	\$24.29 M	\$220.99 M	\$531.08 M
2025 Est. Health Care	\$12.16 M	\$121.99 M	\$295.88 M
2025 Est. Household Furnishings and Equipment	\$4.95 M	\$44.97 M	\$111.44 M
2025 Est. Household Operations, Shelter, Utilities	\$44.85 M	\$412.58 M	\$993.14 M
2025 Est. Miscellaneous Expenses	\$3.19 M	\$29.09 M	\$72.1 M
2025 Est. Personal Care	\$2.62 M	\$23.86 M	\$57.07 M
2025 Est. Transportation	\$28.76 M	\$253.42 M	\$638.46 M

LOCATION INFORMATION

Traffic Counts

